

TOWNHOMES IN
COLLABORATION WITH

SOHO
LIVING

— WOLLERT —

MASON

QUARTER





A decorative background featuring a pattern of stylized, teal-colored leaves and branches, resembling eucalyptus, scattered across a light cream-colored surface.

Welcome to Mason Quarter

Cedar Woods and SOHO Living are proud to present this collection of contemporary townhomes set in the newly defined suburb of Wollert, just 25km from Melbourne's CBD.

Mason Quarter is a place where life is designed from the ground up, to be hassle-free. Situated just 400m from the proposed town centre of Wollert, stepping out for life's necessities will be easy.

SOHO Living build contemporary townhomes that are welcoming and aesthetically complement the Mason Quarter community. They create sleek, energetic spaces that unify residents and bring them closer to their surroundings.

Cedar Woods and SOHO Living are driven by a desire to build a quality home you will be proud of the moment you first walk through the door.

Introducing Townhomes by SOHO Living

The first release in stage 11 features a collection of 8 boutique SOHO Living townhomes at Mason Quarter.

Shopping, dining, leisure and transport are on your doorstep in this exciting new suburb part of Melbourne's most vibrant and developing regions.

SOHO Living aim to build elegant and contemporary homes where residents will find convenient, trendy and comfortable living. These homes will enhance a sense of pride and belonging in where you live.



LEGEND

	TREE RESERVE		CAPE SIDE (LOT 1158-1163)		EXISTING TREES
	ROAD		GARDENA (LOT 1164)		PROPOSED TREES
	PREVIOUS RELEASE		LYNWOOD (LOT 1165)		2M WIDE DRAINAGE EASEMENT
	FUTURE RELEASE		GARDEN BED		FUTURE CRAIGIEBURN ROAD WIDENING

Conservation
Reserve

Proposed
Wetlands

FIRST
RELEASE

SALES OFFICE

CRAIGIEBURN ROAD



Anything but standard

Packed with style and convenience our
Contemporary Living range impresses from
the outset with its easy living.

With anything but standard level of finishes and street appeal, these SOHO Living town homes offer turnkey and hassle-free options, backed with a 10 year structural guarantee.

Housing options that won't break the budget, with high quality inclusions designed to move you straight in.

Inclusions

EXTERNAL FEATURES	<p>External: Light weight cladding.</p> <p>Render: Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.</p> <p>Infills Over Windows: Cement sheet infill over windows and doors.</p> <p>Roof Cover: Colorbond Roof to be selected from colour selection.</p> <p>Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.</p> <p>Roof Pitch: 22.5 degree.</p> <p>Front Entry Door: Stain colour to be selected from SOHO Living colour scheme.</p> <p>Windows: Powder coated aluminum awning windows or timber to front façade only (façade design dependent). Powder coated aluminum sliding windows to side and rear elevations only.</p> <p>Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from SOHO Living colour scheme. Locks to all windows and sliding doors keyed alike.</p>
FRAMING	<p>Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.</p> <p>Roof: Engineer designed stabilised timber roof trusses at 600mm centres.</p>
INSULATION	Insulation batts to home to comply with 6 Star Energy Rating.
INTERNAL FEATURES	<p>Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.</p> <p>Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.</p> <p>Room Door Furniture: Passage set. Provide Alba Chrome levers through Chrome finish.</p> <p>Mouldings: Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.</p> <p>Plaster: Ceiling Plaster. 10mm plasterboard finish.</p> <p>Wall Plaster: Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.</p>
PAINT	<p>Internal and External: Two coats.</p> <p>Woodwork and Skirting: Two coats</p>
HEATING	Panel heating unit installed to living areas and bedrooms (excludes wet areas and area's with split systems) as per manufacturers/suppliers recommendations for home size.
HOT WATER SYSTEM	Hot water unit in accordance with estate design guidelines.
BATHROOM, ENSUITE, POWDER ROOM & WC	<p>Mirror: Polished edges to full width of vanities sitting on 200mm tile splashback.</p> <p>Basin: Ceramic abovement 440mm round, 120mm high, No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.</p> <p>Vanity Unit: Floating vanity unit on tiled pedestal.</p> <p>Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.</p> <p>Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)</p> <p>Shower Bases: Ceramic tiled shower base. Selection from SOHO Living colour scheme range with Stainless Steel Centre Waste.</p> <p>Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.</p> <p>Taps and Outlets: Ensuite Shower hand shower on rail.</p> <p>Bathroom Shower – Shower hand shower on rail.</p> <p>Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.</p> <p>Basin (Wall Mounted) – Wall mixer.</p> <p>Accessories: Toilet roll holders chrome, double towel rails and soap dish holders to showers.</p> <p>Toilet Suite: China toilet suite in white with soft close seat.</p>

KITCHEN	<p>European inspired oven 600mm.</p> <p>European inspired cooktop 600mm 4 burner stainless steel gas cooktop.</p> <p>European inspired rangehood 600mm stainless steel.</p> <p>European inspired dishwasher 600mm.</p> <p>Sink: Stainless steel double bowl sink.</p> <p>Tap: Mixer gooseneck in chrome finish.</p> <p>Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.</p> <p>Splashback: Selected as per SOHO Living colour scheme.</p> <p>Regent design white subway tiles.</p>
LAUNDRY	<p>Trough: Design specific.</p> <p>Base Cupboard: 800mm wide fully lined modular cabinet, refer to working drawings.</p> <p>Bench Top: Laminate with square edge.</p> <p>Tapware: Sink mixer in chrome finish.</p>
ELECTRICAL	<p>Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser.</p> <p>External Light Points: (2 No) flood light wall mounted light fitting.</p> <p>Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where a single power point is provided.</p> <p>Smoke Detector: Hardwired with battery backup.</p> <p>Exhaust Fans: Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.</p> <p>TV Points: To Family and Master Bedroom.</p> <p>Telephone Point: To Kitchen and Master Bedroom.</p> <p>Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.</p>
PLUMBING	(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.
TILING	<p>Ceramic Floor Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.</p> <p>Ceramic Wall Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry</p>
FLOOR COVERINGS	<p>Carpet: Selected from SOHO Living colour scheme to Bedrooms, WIR, Activity and Staircase.</p> <p>Timber Laminate: Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.</p>
STORAGE	<p>Shelving: Robes – One white melamine shelf and hanging rail.</p> <p>Walk in Robe – One white melamine shelf and hanging rail.</p> <p>Pantry/Linen – Four white melamine shelves.</p> <p>Broom – One white melamine shelf (Design specific).</p> <p>Robe Doors: Single Storey – 2040mm high flush panel hinged doors.</p>
STAIRS (DOUBLE STOREY HOMES)	Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).
CAR ACCOMMODATION	<p>Garage Door: 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.</p> <p>Remote Control: Remote control unit to front garage door with 2 handsets.</p>
TILING	<p>Ceramic Floor Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.</p> <p>Ceramic Wall Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry</p>
OUTDOOR	<p>Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.</p> <p>Fencing: 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.</p> <p>Paving: Coloured concrete to driveway and front path.</p> <p>Letterbox: Pre cast concrete letterbox with colour to match house. Clothesline: Fold out clothesline in rear yard.</p>



Artist Impression

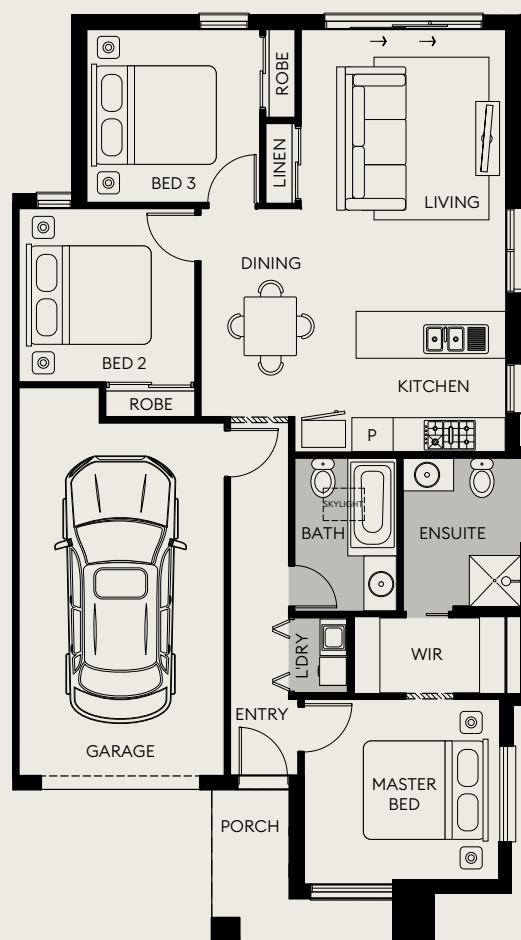
Capeside Corner

Lot 1158, 1163*

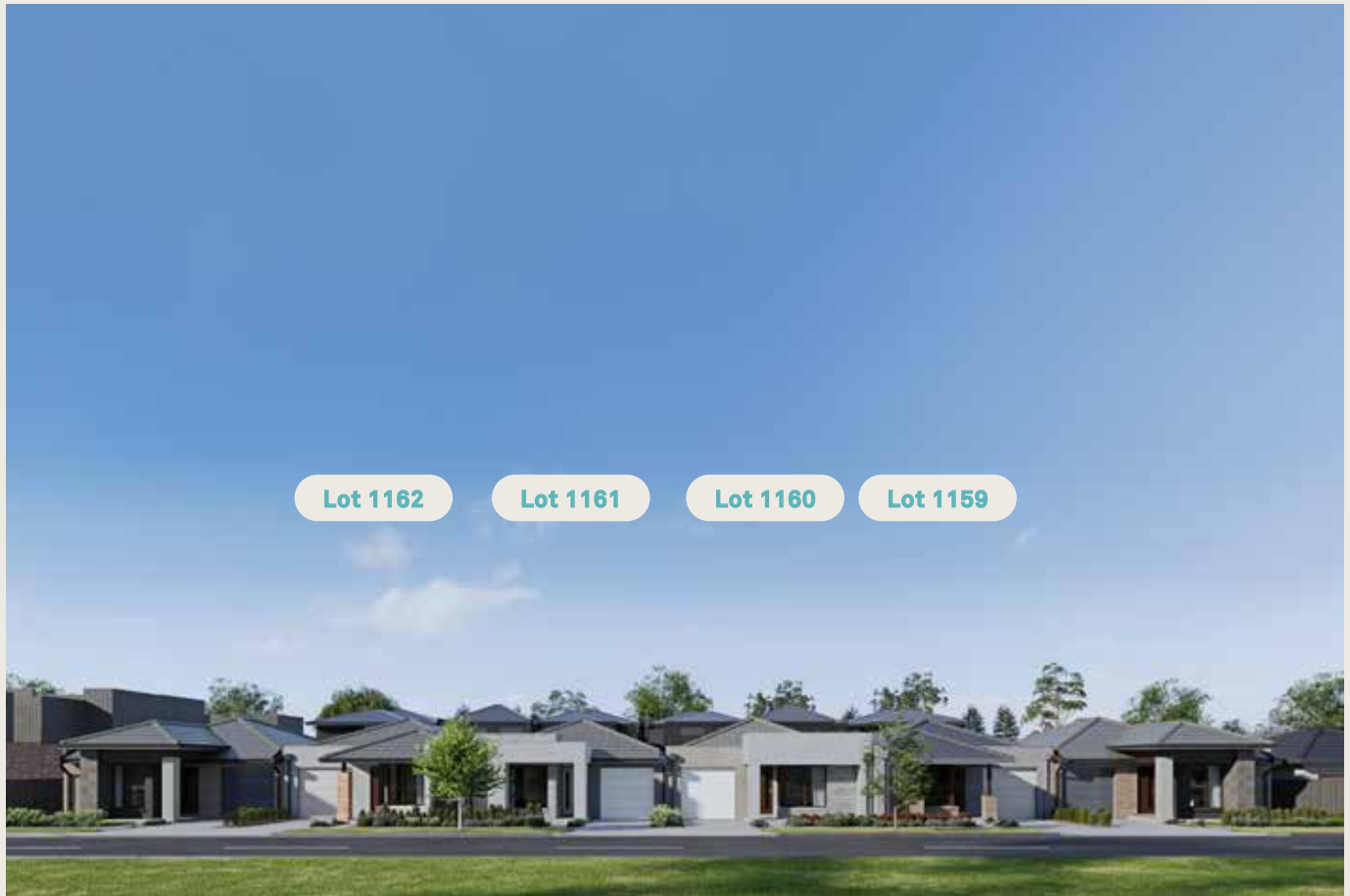
3  2  1 

Ground Floor	96.37 sqm
Garage	23.25 sqm
Porch	4.94sqm
Grand Total	124.56 sqm

*Mirrored Floorplan



These floorplans are generic only and may be mirrored. Purchasers must carefully review the plan and specifications in the contract of sale prior to purchase. The information, dimensions and specifications on this floor plan are believed to be correct but it is not guaranteed and may change without notice. Any illustrations are an artist's impression and are subject to change.



Artist Impression

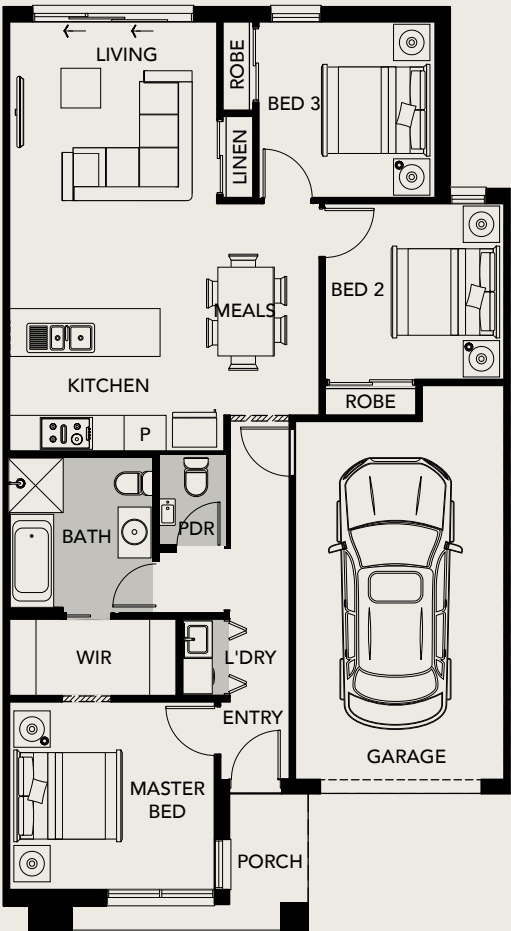
Capeside

Lot 1159, 1160*, 1161, 1162*

3 1.5 1

Ground Floor	92.23 sqm
Garage	23.38 sqm
Porch	4.31 sqm
Grand Total	119.92 sqm

*Mirrored Floorplan



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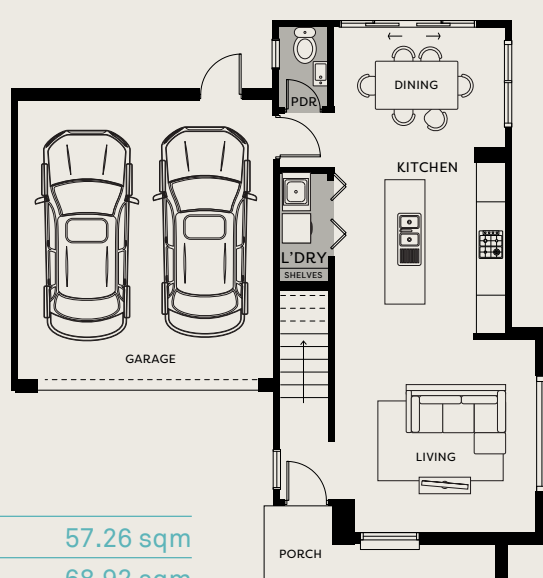
Lot 1164

Artist Impression

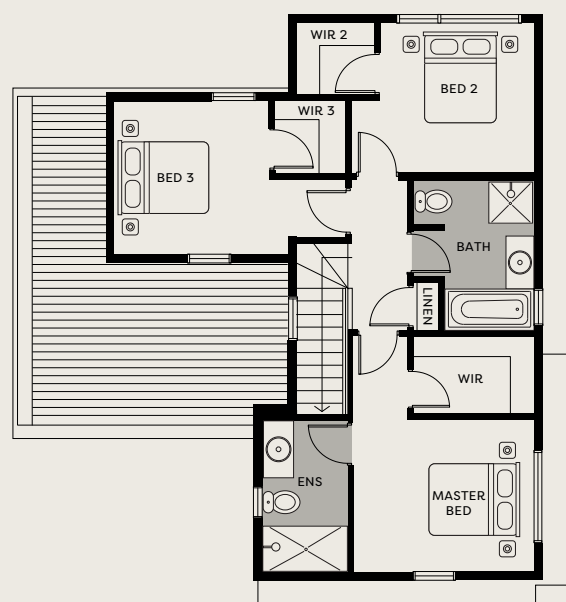
Gardena

Lot 1164

3 2.5 2



GROUND FLOOR



FIRST FLOOR

Ground Floor	57.26 sqm
First Floor	68.92 sqm
Garage	36.59 sqm
Porch	5.07 sqm
Grand Total	167.84 sqm

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Lot 1165

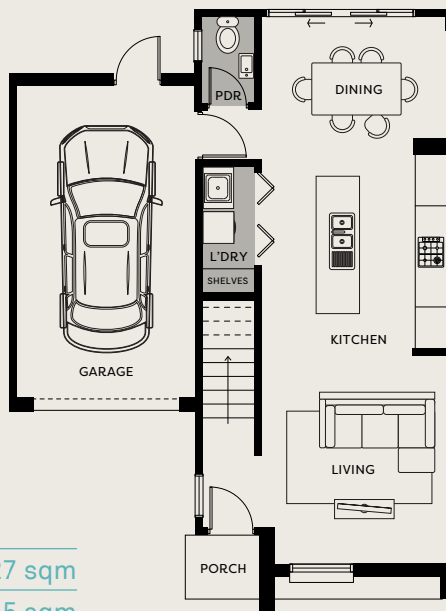


Artist Impression

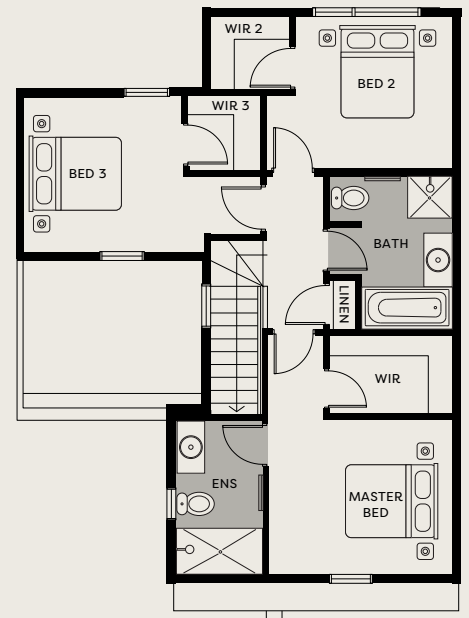
Lynwood

Lot 1165*

3 2.5 1



GROUND FLOOR



FIRST FLOOR

Ground Floor	53.27 sqm
First Floor	67.45 sqm
Garage	23.50 sqm
Porch	1.95 sqm
Grand Total	146.17 sqm

*Mirrored Floorplan

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MASON QUARTER | WOLLERT

The team

Jackson Green, Clayton South



Cedar Woods is a developer of residential communities and commercial developments. Established in Perth in 1987, we have grown to become one of Australia's leading developers, with a presence in Western Australia, South Australia, Victoria and Queensland.

From land subdivisions, medium to high-density apartments and townhouses, to retail and commercial developments, a Cedar Woods property epitomises our long-standing commitment to quality, vibrant communities where people live, work and thrive.

cedarwoods.com.au



SOHO Living is a residential property developer and homebuilder of community developments around Victoria and suburban Melbourne.

SOHO Living is about creating communities rich in quality and luxury homes. They are a fresh, new residential property developer focused on building elegant and contemporary townhouses that enhance a sense of pride and belonging in where you live or invest.

soholiving.com.au

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